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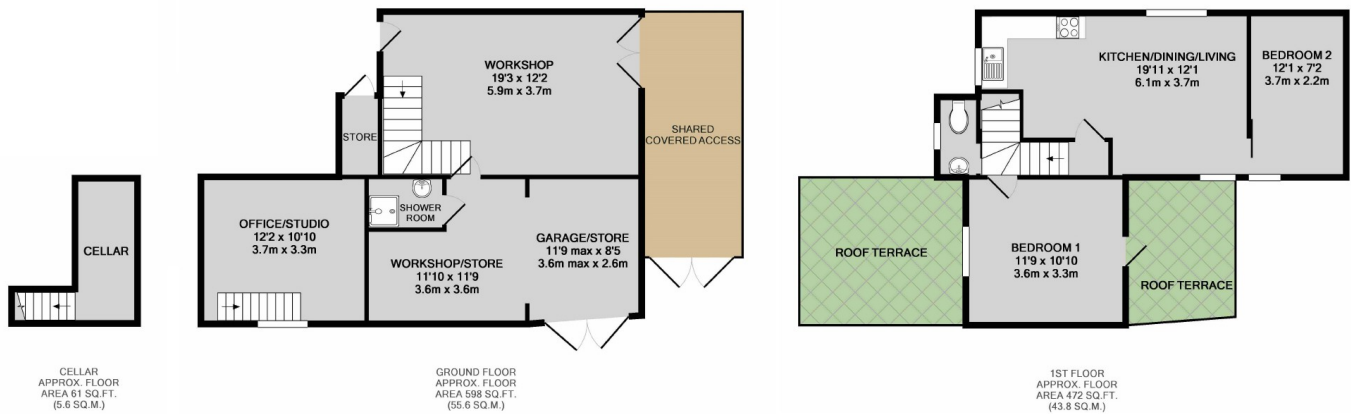
LOT 28 - The Old Workshop, Stephen Street, Redfield, Bristol, BS5 9DY

For auction Guide Price £140,000 +

A rare opportunity to purchase a truly unique live/work unit comprising a ground floor workshop/office with very well-presented two bedroom living accommodation above. The property is situated in a sought after residential location in Redfield and benefits from two roof terraces, a bright and airy open-plan living/kitchen/dining room with vaulted ceiling and a cellar. The property would be ideal for those looking to combine their living and working arrangements in a property filled with character.



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TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE BY AUCTION

This property is due to be auctioned on the 26th September 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Tuesdays & Thursdays 10.45am - 11.15am

SUMMARY

A UNIQUE TWO STOREY LIVE/WORK UNIT IN A FANTASTIC LOCATION

DESCRIPTION

A two storey live/work unit that has been converted to provide a ground floor workshop space with office, garage/store and shower room. The first floor is arranged to provide an open-plan living/kitchen/dining room with 2 bedrooms, a WC and two roof terraces. This is a truly unique property which offers a fantastic opportunity to combine your living and working arrangements in a popular residential location.

LOCATION

The property is situated on Stephen Street off Whitehall Road in Redfield. Easy access is provided to a wide range of local amenities on Church Road and excellent transport links are provided to the city centre.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR

The property is entered via a shared access way leading onto the main workshop with a door leading to a rear courtyard and stairs to the first floor. There is a second workshop/storage room with double garage doors onto the street, an office with access to the cellar and a shower room.

FIRST FLOOR

Taking the stairs up to the first floor there is a newly fitted WC on the half-landing and the master bedroom with dual aspect windows and a door onto the main roof terrace. The key feature of this property is an impressive open-plan living/kitchen/dining room with vaulted ceiling, exposed brickwork, triple aspect windows and wood burner. This room is divided from the second bedroom with a bespoke bookcase/shelving unit which creates a great feature wall and valuable storage.

OUTSIDE

Externally, the property benefits from an enclosed rear courtyard with outside store and steps up to one of the roof terraces. The second roof terrace is accessed from the master bedroom and is a fantastic sunny west-facing outside space.

PLANNING HISTORY

Prior Approval was granted for a change of use of the existing building (Use Class B1) to a dwellinghouse (Use Class C3) on 27 April 2016 under application no. 16/01338/COU.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SOLICITOR

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BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.



Auction, Commercial & Chartered Surveyors

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

